

PRIME RESTAURANT CONVERSION OPPORTUNITY

Mercer County, NJ



Photo used to illustrate "Restaurant" only and not actual representation.

HIGHLIGHTS:

- » BUSINESS ONLY SALE (NO REAL ESTATE)
- » ASKING PRICE \$600,000
- » 5,400 SF TURNKEY FACILITY
- » 210 SEATS - 120 PARKING SPACES
- » HIGH-VOLUME OPERATING HISTORY
- » HISTORIC \$1,550,000 + ANNUAL REVENUE

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	40,524	87,427	324,531
Average HH Income	\$146,000	\$159,000	\$183,000

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

GLA (SF)	5,400
Obtainable Lease	10 Years/NNN
Annual Base Rent	\$136,000
Annual CAM	\$29,064
Zoning	Commercial
Number of Stories	1
Seating	210
Parking Spaces	120
Parking Surface	Macadam
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$600,000
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INVESTMENT SUMMARY

This offering presents a rare opportunity to acquire a fully equipped, 5,400-square-foot restaurant facility with a proven operating history and exceptional conversion potential. Positioned in a high-traffic corridor, this site is ideally suited for a new concept seeking immediate scale and infrastructure

This is a premier repositioning opportunity for an operator or investor seeking a high-visibility location with existing infrastructure and demonstrated volume. The property offers immediate operational capability with significant upside through concept transformation.

This is an ideal acquisition for an experienced operator or a growing regional franchise looking to capture a proven, high-traffic location with an established customer base. The combination of a high-income demographic, turn-key facilities, and a strategic highway position makes this offering one of the most compelling conversion opportunities in the Mercer County market.

Prime Strategic Location

High-Visibility Corridor: the restaurant occupies a prominent position within a busy commercial hub.

Retail Synergy: The site is part of a high-traffic retail cluster, adjacent to national brands and directly across from a large shopping center anchored by major retailers.

Major Economic Hub: Located in Mercer County, the property is minutes from the New Jersey Turnpike and the Route 133 bypass. It is surrounded by the "Route 1 Corridor," home to major pharmaceutical firms (Hovione, Windsor Labs) and world-class institutions like Princeton University..

Affluent Demographics: The surrounding 5-mile radius features a dense population with an average household income exceeding \$159,000

True Turn-Key Infrastructure

Fully Equipped: The facility features a systemized operation with a large, well-maintained dining room and a bakery/display counter at the entrance

Operational Capacity: With 210 seats and 120 parking spaces, the site is designed to handle high-volume trade.

Commercial Kitchen: The "heart of the house" includes multiple prep stations and walk-in refrigeration, allowing a new owner to transition to a new concept with minimal downtime.

Low Barrier of Entry for New Ownership

Attractive Acquisition Price: At an asking price of \$600,000, an operator can acquire a high-volume, fully built-out restaurant for a fraction of the cost of new construction..

Favorable Lease Structure: The business operates under a long-term Triple Net (NNN) lease with 10 years remaining and a 5-year renewal option..

Financing Available: Financing is accessible for qualified purchasers, further lowering the initial capital requirement..

Immediate Concept Conversion: Since the infrastructure is already in place, the new owner can focus their capital on rebranding and marketing rather than expensive kitchen build-outs or permitting delays

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